

## Flat 1, 13 Wells Road, Ilkley, LS29 9JB

This spacious first floor apartment has two double bedrooms, a large sitting room, shower room and kitchen and is conveniently located in the heart of Ilkley town centre, close to the train station and shops. Unfurnished. EPC Rating: C

- Spacious First Floor Apartment
- Two Double Bedrooms
- Large Sitting Room
- Characterful Kitchen
- Shower Room
- Central Location
- EPC Rating: C
- Available mid March

**£900 PCM**





The property, with gas fired central heating, double glazing and approximate room sizes, comprises...

### Ground Floor Entrance

With stairs to the upper floors.

### First Floor

#### Entrance Hall

With wood flooring, entry phone and radiator. An understairs cupboard houses the washing machine.

#### Living Room

19'10" x 13'1"

The spacious sitting room has a square bay window and Juliet balcony to the front. There is also a decorative marble fireplace with attractive tiled slips, ceiling cornice, a large display unit, two radiators and television and telephone points.

#### Kitchen

11'0" x 6'0"

Fitted with a range of characterful base units having wooden work surfaces, tiled splash backs and an inset ceramic sink unit with a mixer tap. Appliances comprise a four ring ceramic hob, fridge freezer and counter top oven with microwave. Wooden flooring, ceiling cornice and a window to the front elevation.

#### Bedroom One

16'5" x 13'1"

A spacious double bedroom having a decorative marble fireplace with tiled slips, built-in wardrobe, radiator, ceiling cornice and a window to the rear elevation.

#### Bedroom Two

11'9" x 10'2"

Another double bedroom having newly fitted carpet, ceiling cornice, radiator and window to the rear.

#### Shower Room

8'10" x 2'11"

Having a white suite comprising a shower enclosure, pedestal wash basin and low suite w.c. There is also an illuminated mirror, an extractor fan and fully tiled walls and floor.

#### Council Tax

Bradford Metropolitan District Council Tax Band C.







### Agents Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated, in this instance the initial term would be TWELVE MONTHS. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.


### Rental Procedure

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

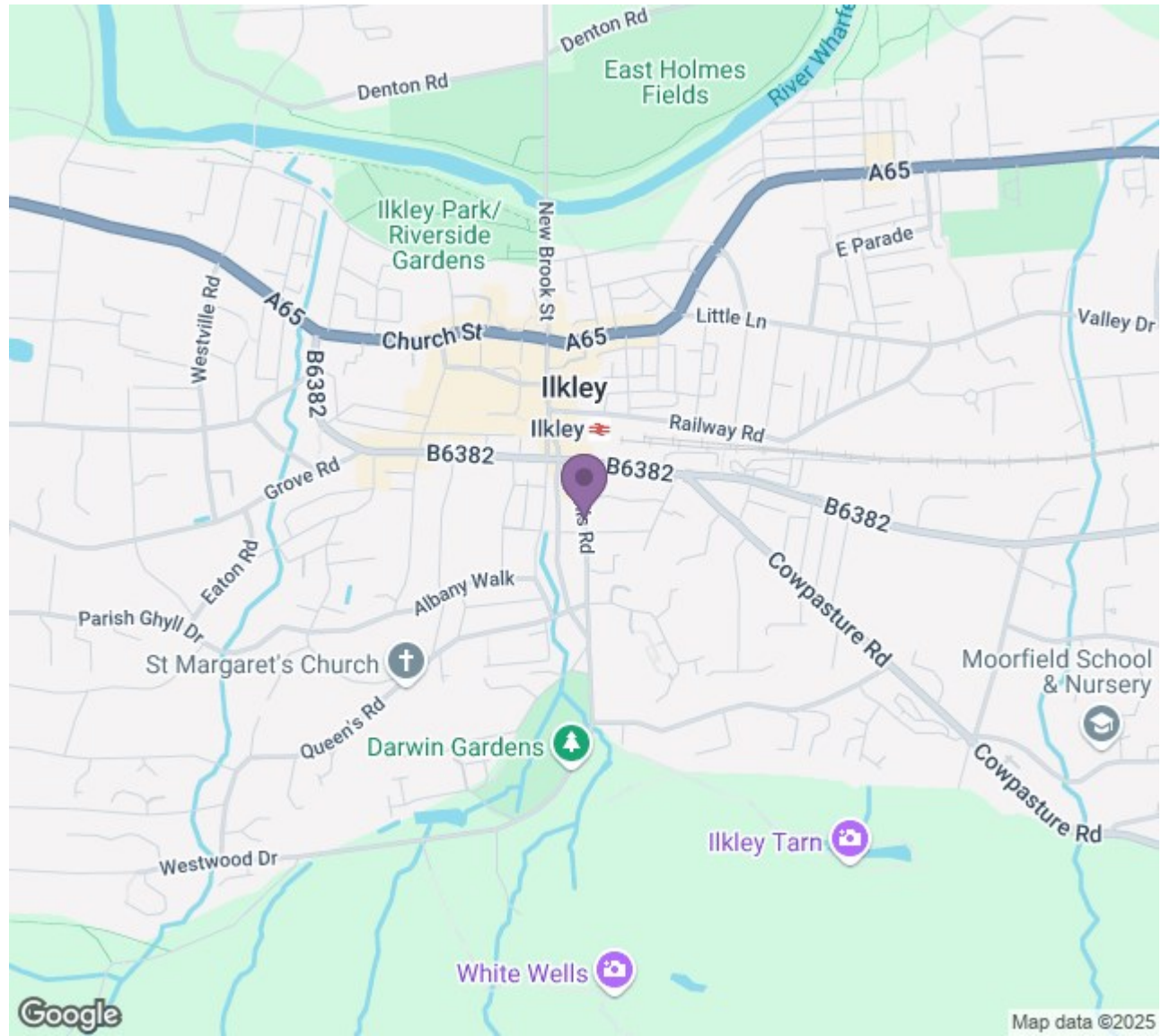
### Payments

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

68 75



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements